

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

DECEMBER 6, 2017 REGULAR MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 5, 2017 and posted in the Municipal Building. Pledge of Allegiance
3. Welcome to guests
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Lopez, Mr. Mumbower, Ms. Berkley, Mr. Gehin-Scott, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner Tamika Graham, Secretary Marion Karp
5. Approval of minutes – 11/1/2017
6. Swear in Board Professionals
7. Resolutions: approval needed:
 - a. 22-2017 21-2017 Dolan Contractors, Inc., Block 203, Lot 1.03 (32 Springside Road) – amended site plan, Camuto warehouse (addition of fencing, guard booth & patio) – continued from 11/1/17 meeting
8. Old Business:
 - a. James & Dena Young, Block 1205, Lot 9 (818 Woodlane Road) – minor site plan & variances (counseling office)
 - b. Dolan Contractors, Inc., Block 203, Lot 1.03 (32 Springside Road) – amended site plan, Camuto warehouse (addition of fencing, guard booth & patio) – continued from 11/1/17 meeting
 - c. Dolan Contractors, Inc., Block 203, Lot 1.03 (32 Springside Road) – modifications to site which include: modular block retaining wall, corral fence, fountain, paint scheme, berm modifications, site lighting deflectors, enhanced entrance berm/trees, eliminate trash enclosure, enhanced landscaping, stone veneer

9. New Business:

None

10. Informal Applications:

11. Correspondence:

None

12. Open meeting for public comment

13. Comments from Board members, Solicitor, Engineer and Secretary

14. Adjourn

DRAFT

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

NOVEMBER 1, 2017 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on November 1, 2017 at 7:05 P.M. The meeting was called to order by Chairman David Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2017 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Barger, Mr. Blair, Mr. Borger, Mr. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Mumbower, Mr. Gehin-Scott, Solicitor Capelli, Planners Sam Agresta and Tamika Graham, Engineer Jim Winckowski, Secretary Marion Karp
Absent: Mr. Applegate, Mr. Lopez

The minutes of the October 4, 2017 meeting were approved as written.

Solicitor Capelli swore in the Board professionals.

Resolutions:

20-2017 South Jersey Elite Sports Academy, LLC, Block 201, Lot 8.04 (300 Highland Drive) – use variance (baseball and softball batting cages) – was memorialized.

21-2017 Dolan Contractors, Inc., Block 203, Lot 1.03 (32 Springside Road) – amended site plan, Camuto warehouse (addition of fencing, guard booth & patio) – CONTINUANCE UNTIL NOV. 1ST MEETING – was memorialized.

Old Business:

Dolan Contractors, Inc., Block 203, Lot 1.03 (32 Springside Road) – amended site plan, Camuto warehouse (addition of fencing, guard booth & patio); review and modification of north side of berm.

The Board had received a letter of request from the applicant's counsel requesting a continuance of these matters until the Board's December meeting. The Chairman read the letter aloud. No further notice will be required to be made by the applicant. They will, however, require a variance for moving the sign.

Mr. Blair made a motion to continue the application until the Board's December meeting; the motion was seconded by Mr. Gehin-Scott. All Board members voted yes, Mr.

DRAFT

Barger and Mr. Guerrero abstained.

New Business:

James & Dena Young, Block 1205, Lot 9 (818 Woodlane Road) – minor site plan (counseling office). Mr. and Mrs. Young were sworn in before the Board. The applicants stated that they were unaware that they needed an engineer present at the meeting this evening to represent them. Board Engineer Jim Winckowski stated that he did have a conversation with their engineer regarding the site plan; it was his understanding that they would have him present this evening to testify before the Board.

Jim asked the Board to look at the plan and see if they needed further information; they could ask Mr. & Mrs. Young to come back next month. Solicitor Capelli stated that they also needed a variance for lighting and they hadn't advertised for one; he also believes they need a variance for parking. He believes they need a professional here this evening. The Board cannot continue to hear this application without professionals engaged to present the application properly. Chairman Dave Barger explained that both Board professionals had prepared reports with questions that need to be discussed and explained and that most likely, the Youngs weren't qualified to answer.

There was discussion as how to handle the application; the Board could declare the application incomplete. The Youngs would have to return before the Board with professional representation at a later date.

Comments from the Board

There being no further business, the meeting was adjourned at 7:47 PM.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

RESOLUTION: 22-2017

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Dolan Contractors, Inc.

BOARD'S DECISION: Continued Application for Amended Final Site Plan Approval

PROPERTY ADDRESS: 32 & 40 Springside Rd – Block 203, Lot 1.03

ZONING DISTRICT: Office Research – “OR-3”

DATE OF HEARING: November 1, 2017

WHEREAS, Dolan Contractors, Inc. (“the Applicant”) filed on September 13, 2017, an application with the Westampton Land Development Board (“the Board”) requesting Final Site Plan Approval to construct two guard booths, line striping, signage, sidewalks, fencing, a barrier gate, and a patio for operational purposes, located at 32 & 40 Springside Rd, Westampton, New Jersey, and designated as Block 203, Lot 1.03 on the Township Tax Map (“Subject Property”); and

WHEREAS, in March 2016, the Applicant received Final Major Site Plan approval to construct a 682,708 square foot warehouse with office space, along with associated site improvements at the Subject Property; and

WHEREAS, in April 2017, the applicant sought amended site plan approval to relocate nine (9) parking spaces, install two (2) guard booths, construct drive access onto Ikea Drive, add a patio area, and complete related site improvements, but withdrew this applicant prior to the memorialization of approval; and

WHEREAS, the Board had jurisdiction to hear this matter under the New Jersey Municipal Land Use Law; and

WHEREAS, the Application came before the Board at the regularly-scheduled public meeting held on October 4, 2017. The Application was presented by the Applicant’s attorney, Russell Whitman, Esq. The Board heard testimony from the Applicant and the Applicant’s professionals, Bernie Wojtkowiak, PE, s to the details of the requested site plan approval and; and

WHEREAS, the Board and Board Professionals discussed the Application with the Applicant, and the Board and Board Professionals questioned the Applicant regarding several issues with the Site Plan, principally concerning the appearance of the guard booths, landscaping, and the use of the patio area at the Subject Property. The Board Professionals

offered recommendations on how to address these issues moving forward; and

WHEREAS, the Application was opened to the public for comment during the October 4, 2017 meeting, and any members of the public wishing to comment on the Application were given the opportunity to do so.

WHEREAS, prior to the Board rendering a final decision concerning the Application, the Applicant requested the hearing be continued to a later date.

WHEREAS, the Board conducted an informal vote, and all Board Members voted "yes" to consider both approval and memorialization of the Applicant's Application at the next monthly Board meeting;

WHEREAS, in lieu of appearing before the Board during the November 1, 2017 meeting, the Applicant submitted a letter to the Board requesting a continuance of the Application until the Board's December meeting. The letter was read into the record, and the Board determined that no further notice will be required to be made by the Applicant.

NOW, THEREFORE BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the Applicant's Application requesting Final Site Plan Approval to construct two guard booths, line striping, signage, sidewalks, fencing, a barrier gate, and a patio for operational purposes at the Subject Property upon motion duly made by Mr. Blair and seconded by Mr. Gehin-Scott, was and is hereby **CONTINUED** to the next regularly scheduled Board Meeting, subject to the testimony and representation set forth on the record by the Applicant, and any conditions set forth herein.

IT IS FURTHER RESOLVED, the above relief is subject to the following standard conditions:

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
2. At any time within 45 days after the adoption of this resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon presentation of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the

facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate;

3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. § 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law;
4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed;
5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required;
6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner;
7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law;
8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution;
9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein;
10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Barger				X
Blair	X			
Borger	X			
Daniels	X			
Freeman	X			
Gehin-Scott	X			
Guerrero				X
Mumbower	X			

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Dave Barger, Chairman

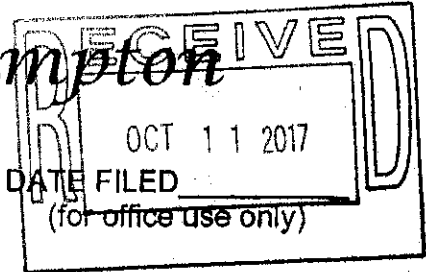
ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____



Township Of Westampton



SITE PLAN REVIEW APPLICATION
 SUBDIVISION APPLICATION
 MINOR MAJOR
 PRELIMINARY FINAL CONSOLIDATED

BLOCK 1205 LOT 9

1. GENERAL INFORMATION

A. Applicant Name JAMES & DENA YOUNG
 Address 2 Maple Tree Dr Westampton NJ 08040
 Telephone Number 609 351-2684

B. The Applicant is a:

Corporation*
 Partnership*
 Individual
 Other (specify)

*If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

C. The relationship of the applicant to the property in question is:

Purchaser under contract
 Owner
 Lessee
 Other (specify)

Attorney _____
 Address NA
 Telephone Number _____

D. Engineer/Surveyor: Petti Group, LLC
Address 497 Center St. Sewell, NJ 08080
Telephone Number 856-464-9600

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 818 Woodlane Rd
- B. The location of the property is approximately 300 feet from the intersection of Norwyn Ln and Woodlane Rd
- C. Existing use of the property Residential
Proposed use of property Commercial use for therapy office
- D. Zone in which property is located R2
- E. Acreage of property 0.3
- F. Is the property located on a County road? Yes No ; State road? Yes No ; or within 200 feet of a municipal boundary? Yes No

SITE PLAN APPLICATIONS ONLY (ANSWER ITEMS G, H & I):

- G. The type of proposal is: New Structure Expanded area Improved Parking Area Alteration to Structure Expansion to Structure Change of Use Sign
- H. Name of business or activity (if any) Therapy
- I. Are there deed restrictions that apply or are contemplated? No
(if yes, please attach a copy to application)

SUBDIVISION APPLICATIONS ONLY (ANSWER ITEMS J, K, L & M)

- J. Number of lots proposed _____
- K. Was the property subject to a prior subdivision? Yes No
(if so, list dates of prior subdivisions and attach resolutions)
- L. Number of lots created on tract prior to this application _____

M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes ___ No ___ (if yes, attach a copy)

N. List all proposed on-site utility and off-tract improvements:

NONE

O. List maps and other exhibits accompanying this application:

MINOR SITE PLAN provided

3. INFORMATION REGARDING THE APPLICATION

A. Describe any proposed "C" or bulk variances requested, their location (Block & Lot) and the sections of the Zoning Ordinance from which relief is requested. Attach 1 copy of variance notification documents.

4. CHECK LIST AND WAIVER REQUESTS

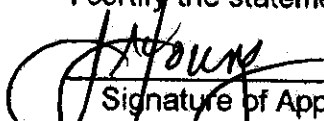
A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*

B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.


N/A

5. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.


Signature of Applicant

10/10/17
Date


Signature of Owner

10/10/17
Date

*Copies of the Township Ordinance are available for purchase at the Westampton Township Municipal Building. The entire ordinance is also available on the Internet at the Township website: <http://www.westampton.com>



Westampton Township Land Development Board
Re: Young Minor Site Plan
Land Development Board Review #1

October 31, 2017
Our File: CWAL1205.01
Page 2

- b) The applicant should re-iterate the testimony provided as part of the use variance hearing for this project regarding the operation of the proposed business, intensity, office hours, number of professional appointments, etc.
 - c) The Applicant should provide an off-street parking requirement calculation as well as delineate a parking plan for the stone parking area in the rear. The use of parking bumpers should be considered to delineate the parking spaces within a gravel parking area.
 - d) It appears the stone parking area in the rear of the site was constructed without site plan approval or engineering design. The Applicant's engineer should address whether any negative stormwater management impacts exist as a result of the stone parking area construction. A paved parking area is required by section 250-22 of the Township Code. Our office would have no objection to the use of a stone parking area provided the Applicant demonstrates a low traffic volume operation. If the Applicant desires to pave this parking area, stormwater management calculations will need to be submitted, subject to further review.
 - e) The Applicant is proposing a handicap parking stall in front of the existing structure. The proposed accessible route should be identified. There may be a need to provide a ramped entrance to the building. The Applicant should clarify.
 - f) Section 250-22 of the Township Code requires parking areas and driveways to be illuminated. It does not appear that any lighting is proposed at this time. It is our understanding most of the professional appointments will occur in evening hours. The Applicant should clarify.
 - g) Section 250-22 of the Township Code also requires buffering be provided on commercial properties along property lines that abut adjacent residential properties. No buffering is proposed. The Applicant should address. We defer to the Board Planner further comment.
 - h) The Applicant should indicate whether the existing dwelling is serviced by septic system or public sewer. The site plan submitted appears to depict "open septic" in the rear yard. If the building is serviced by a septic system, the location of the disposal field should be identified. Approval from the Burlington County Health Department may be required for the change to commercial use of the building.
- 6) The Applicant should indicate the status of all required outside agency approvals, including but not limited to the following:
- a) Burlington County Planning Board
 - b) Westampton Township Bureau of Fire Prevention



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME

October 31, 2017

Westampton Township Land Development Board
710 Rancocas Road
Westampton, NJ 08060

Attn: Marion Karp
Administrative Officer

Re: James & Dena Young
Minor Site Plan – Land Development Board Review #1
Location: 818 Woodlane Road
Zone: R2 (Residential)
Block 1205, Lot 9
Westampton Township, Burlington County, NJ
Our File: HWAL1205.01

Dear Chairman and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced Minor Site Plan application, including but not limited to the following:

- Accessible Parking and Improvement Plan, consisting of one (1) sheet, prepared by The Pettit Group, LLC; and
- Application forms and various other submission items.

Based upon our review, we offer the following comments for the Board's consideration:

- 1) The Applicant is seeking minor Site Plan approval to utilize a 1,050 square foot dwelling as a therapeutic counseling office. The Applicant previously received a Use Variance to allow the commercial business to be operated in a residential zone.
- 2) The subject 13,125 sf parcel is situated within the R-2 (Residential) Zone District and has frontage along Woodlane Road (County Route 630).
- 3) The existing site is developed with a single-family residential dwelling and paved asphalt driveway. A 60 foot by 47 foot stone parking area was constructed to the rear of the dwelling.
- 4) Site improvements proposed at this time appear to be limited to a paved handicap parking space and van accessible aisle.
- 5) The Applicant should be prepared to discuss the following with the Board:
 - a) The site plan for this application was submitted electronically and is partially illegible. Paper copies of the plans should be submitted to our office, subject to further review.

S:\Westampton\Project Files\L1205.01 Young\2017-10-30 Young Eng Review #1.doc



Westampton Township Land Development Board
Re: Young Minor Site Plan
Land Development Board Review #1

October 31, 2017
Our File: CWAL1205.01
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Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME Associates

James Winckowski, PE, CME
Land Development Board Engineer's Office

JW

cc:

Gene Blair, Construction Code Official
Lou Cappelli, Esq., Board Solicitor
Tamika Graham, PP, Remington & Vernick, Board Planner

October 27, 2017

Township of Westampton
Land Development Board
Dave Barger, Chairman
710 Rancocas Road
Westampton, NJ 08060

Attention: Marion Karp, Secretary

**Re: Minor Site Plan
James A. Young
818 Woodlane Road
Block 1205, Lot 9
Our file #03-37-P-020**

Dear Board Members:

We have reviewed a submission for a minor site plan consisting of the following:

Sheet	Title	Date
1 of 1	Improvement Plan	10-11-17

Sheet 1 of 1 was prepared and signed by John M. Pettit, P.P., P.E., C.M.E, The Pettit Group, 497 Center Street, Sewell, New Jersey 08080, (856) 464-9600. The plan should be sealed.

I. GENERAL INFORMATION

Applicant/Owner: James & Dena Young
2 Maple Tree Drive
Westampton, NJ 08060
(609) 351-2654

Proposal: The property under review is a one-story, 1,050 square foot single-family dwelling within a residential zone. The applicant proposes to use the building for a therapy office, which is not a permitted use in the zone. The applicant received a “(d)1” use variance approval. Presently, the applicant seeks approval to construct one (1) ADA parking stall with signage.

Zoning: R-2 Residential

II. SUBMISSION INFORMATION

The requirements for preliminary and final site plan details are included under Section 196-9 of the Development Regulations. The following applicable items that are underlined have not been provided. Testimony should be provided to justify any requested waivers. The Board may either declare the plan incomplete or waive the outstanding items:

Preliminary site plan:

8. All roads, driveways, watercourses and existing buildings within 200 feet of the tract.
9. A key map at a scale of one inch equals 2,000 feet showing the location of the site within the community.
10. The zoning of the site and the lots adjacent to it and the tax plate, block and lot numbers and the owner of record.
11. A topographic survey of the site with contours at two-foot intervals or closer if the topography of the ground is flat and if the Board directs, and a title survey certified by a licensed land surveyor if the same is required by the Board. As an alternate, the Board may require spot elevations.
16. A parking schedule in accordance with the appropriate municipal ordinance.
18. The building's major elevations and floor plans.

Final site plan:

2. Existing and proposed contours with intervals of one foot where slopes are more than 3% but less than 15% and five feet when 15% or more only where deemed necessary by the Board. In the alternative spot elevations may be required.
3. The site plan shall include front, rear and side elevations of the proposed buildings and structures.
6. A complete landscape plan, including size and type of all plants, shall be included.
7. Location of all utilities shall be shown, including water supply, sewers, gas and electric services, lighting, illumination and refuse storage area.
9. Parking schedule in keeping with the requirements of the appropriate municipal ordinance.
10. Construction details, including dimensions and materials of pavement, curbs and walks and details of all special features, including but not limited to inlets, manholes, headwalls, lights, hydrants, valves, traffic control devices, fencing, play equipment, etc.
11. Appropriate places for the signatures of the chairman and secretary of the approving authority, the date of the official authority action and a place for the signature of the Township Engineer who will certify the plan as to compliance with all conditions imposed by the reviewing authority.

III. ZONING REQUIREMENTS

- A. **Use:** Per Section 250-11A, the applicant's proposed therapy office is not a permitted use in the R-2 Residential Zone. Given that the proposed use incorporates a non-permitted use in the R-2 Zone, a "(d)1" variance is necessary. The applicant was granted use variance approval on September 6, 2017.
- B. **Area and Bulk Requirements:** The applicant is not expanding the footprint of the building; therefore, all requirements are pre-existing and will not be changed by this application.

IV. PERFORMANCE STANDARDS

A. Parking, Loading and Circulation

1. In the absence of parking requirements under the R-2 zone, other zone standards where the office use would be permitted could be used as a reference to help give a basis for an opinion on the required parking. The Section 250-16(E)(1), states that one space per 250 square feet of gross floor area for professional offices is required. Under this calculation, a total of four (4) parking spaces is required. The applicant proposes to use 2,859± square feet for a small stone gravel area for parking, plus one (1) ADA parking stall.
2. Per Section 250-22(Q)(1), off-street parking spaces shall be provided with the creation of new uses and all parking areas, passageways and driveways shall be surfaced with a dustless, durable, all-weather surface such as macadam or concrete, clearly marked for car spaces. The applicant has indicated the conversion of an existing 2,859± square foot grass area into a small stone gravel area for parking. A variance will be required.
3. The applicant proposes parking against the fence shown along the western property line. Methods to protect the fence and encroachment onto the adjacent property should be addressed.

B. Lighting

1. Per Section 250-22(Q)(3), all parking areas and appurtenant passageways and driveways serving business uses shall be illuminated adequately during the hours between sunset and sunrise when the use is in operation. The applicant should indicate if any lighting is proposed in the gravel parking area. Plans should be revised or a variance is required.
2. Testimony should be provided in regard to existing lighting on-site and if there will be any changes to the exterior lighting.

C. Signage

Testimony should be provided as to whether any new signage is proposed. If so, details should be provided, including overall dimensions, letter height, proposed materials and lighting. The applicant is reminded that all signage should adhere to the requirements of Section 250-25.

D. **Miscellaneous**

1. The plans show a concrete pad and metal shed to the rear of the property. Per Section 250-22(A)(1), no accessory building shall be located any nearer to any rear or side yard property line than six (6) feet, except that sheds 120 square feet or less can have a three-foot side and rear setback. All dimensions and setbacks should be provided for compliance.
2. Per Section 250-22(B)(1), where commercial uses abut any residential district or zone or existing residential use, the commercial use must buffer along the abutting property line along such other property lines as are necessary in order to effectively screen and buffer its use from the residential districts and/or uses. Per Section 250-22(B)(4), all buffer areas shall be planted and maintained with either grass or ground cover maintained at a maximum height of eight inches, together with a screen or scattered planting of trees, shrubs or other plant material. The applicant should address.
3. Per Section 196-8(B)(5), where off-street parking areas adjoin or face premises situated in a residential zone, the Land Development Board may require the construction of a fence or wall not less than four feet nor more than six feet in height, maintained in good condition. The applicant proposes a chain link fence along the rear of the property. The height of the fence should be shown on the plan.
4. Per Section 250-2.D, all development shall be carried out in a manner which promotes energy conservation and maximizes active and passive solar energy in accordance with any applicable statutes. Such measures may include orientation of buildings, landscaping to permit solar access and the use of energy-conserving building materials. The applicant should address, if applicable.

V. **SUMMARY OF VARIANCES AND WAIVERS**

Variances:	Section 250-22(Q)(1) -	Paved off-street parking
	Section 250-22(Q)(3) -	Illumination in parking areas
Waivers:	Section 196-2 -	Submission items

VI. APPROVAL PROCESS

If the Land Development Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Land Development Board action.
2. The applicant must contact the Land Development Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

VII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township's Zoning and Land Use Department and this office prior to the final signature of plans:

1. Burlington County Planning Board.
2. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS

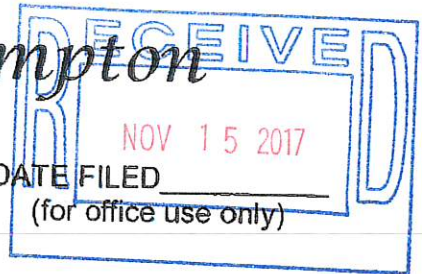

Joseph M. Petrongolo, E.L.A., R.L.A., P.P.

JMP/TG/mcb

cc: James & Dena Young
John M. Pettit, P.E., P.P., C.M.E., Applicant Engineer
Jim Winckowski, P.E., Board Engineer
Lou Cappelli, Esq., Board Solicitor (LCappelli@fpslawfirm.com)



Township Of Westampton



SITE PLAN REVIEW APPLICATION _____
 SUBDIVISION APPLICATION _____
 MINOR _____ MAJOR _____
 PRELIMINARY X FINAL X CONSOLIDATED X
 BLOCK 203 LOT 103

RANCOCKS PARK B, 32 SPRINGSIDE ROAD

1. GENERAL INFORMATION SPRINGSIDE REDEVELOPMENT

A. Applicant Name URBAN RENEWAL, LLC
 Address 94 STEMMERS LANE, WESTAMPTON, NJ
 Telephone Number 609-871-6200

B. The Applicant is a:

Corporation* _____
 Partnership* ✓
 Individual _____
 Other (specify) _____

*If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

C. The relationship of the applicant to the property in question is:

Purchaser under contract _____
 Owner ✓
 Lessee _____
 Other (specify) _____

Attorney Russell W. Whitman, Esquire
 Address 44 East Water Street, Toms River, NJ
 Telephone Number 732-341-0016

M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes ___ No X (if yes, attach a copy)

SEE PUBLIC NOTICE PLEASE

N. List all proposed on-site utility and off-tract improvements:

MODULAR BLOCK RETAINING WALL, CORRAL FENCE, FOUNTAIN, TRICOLOR PAINT SCHEME, BEAM MODIFICATIONS AT NORTH (LENGTHEN, RAISE PART, LOWER PART, WIDEN) SITE LIGHTING REFLECTORS, ENHANCED ENTRANCE BEAM AND TREES, ELIMINATE TRASH ENCLOSURE, ENHANCED LANDSCAPING AT BUILDING ENTRANCE, STONE VENEER AT WALL, CLEAN TRASH

O. List maps and other exhibits accompanying this application:

AND DEBRIS AT PROPERTY LINE.

- PLAN CS COVER SHEET, PLAN C2.1 SITE LAYOUT PLAN, C.G. EXISTING LANDSCAPING PLAN, PHOTO EXHIBIT PACKET, PUBLIC NOTICE, BUILDING ELEVATION, AS BUILT PLAN BY P.D.S.

3. INFORMATION REGARDING THE APPLICATION

A. Describe any proposed "C" or bulk variances requested, their location (Block & Lot) and the sections of the Zoning Ordinance from which relief is requested. Attach 1 copy of variance notification documents.

N/A

4. CHECK LIST AND WAIVER REQUESTS

A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*



B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

N/A

LANDSCAPING ON NORTHERN BEEM
WAS PRIOR APPROVED

5. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

P. Wojcik
Signature of Applicant

11/15/17
Date

Michael J. Dolan
Signature of Owner

11/15/17
Date

*Copies of the Township Ordinance are available for purchase at the Westampton Township Municipal Building. The entire ordinance is also available on the Internet at the Township website: <http://www.westampton.com>



JOHN H. ALLGAIER, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. FLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME

November 29, 2017

Westampton Township Land Development Board
710 Rancocas Road
Westampton, NJ 08060

Attn: Marion Karp
Administrative Officer

**Re: Dolan Contractors, Inc. / Rancocas Park 8
Amended Site Plan - Review #2
Block 203, Lot 1.03
Location: Springside Road
Westampton Township, Burlington County, NJ
Our File: HWAL0203.12**

Dear Chairman and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced Amended Site Plan application, including but not limited to the following:

- Plan entitled "As Built Improvements", consisting of three (3) sheets, prepared by Bernard Wojtkowiak, PE, and dated November 15, 2017;
- Building Elevations Renderings of the proposed NE and NW Guard Booths, prepared by Dolan Contractors, Inc., dated October 25, 2017;
- Final As-Built Survey of Tax Block 203, Lot 1.03, prepared by Professional Design Services, LLC, dated April 11, 2017;
- Photograph Package of existing conditions; and,
- Response Letters Dated October 25, 2017, prepared by the Applicant.

Based upon our review of the amendments made to the plan set, we offer the following comments for the Board's consideration:

- 1) The Applicant, Dolan Contractors, Inc., is seeking Amended Site Plan approval to modify their proposed site improvements associated with the above-referenced project. The proposed changes to the site plan appear to include the following:



Westampton Township Land Development Board
Re: Rancocas Park 8
Amended Site Plan Review #2

November 29, 2017
Our File: HWAL0203.12
Page 2

- a) Guard houses are proposed to be placed near the ingress / egress drive off of Springside Road / Burlington County Route 635 as well as near at the rear northeast corner of the loading area.
 - b) A fence of varying sizes and types has been added to the plan set. A 6' foot high chain link fence is proposed around the loading area and 4' black chain link fence proposed around the basin.
 - c) A patio is proposed to be added along the northern façade of the building. The patio area will be enclosed with a Board-on-Board fence and a landscape buffer adjacent to the parking area pavement area. The patio will be for employee use during breaks.
 - d) A truck staging area is proposed near the ingress / egress off of Springside Road / Burlington County Road 635. The area consists of two 20 ft wide lanes outlined by 6" white pavement markings and striping.
 - e) A barrier gate is proposed at the driveway access on Springside Road. Furthermore, gate arms are proposed to restrict access to the northern employee parking area.
 - f) A freestanding monument sign is proposed adjacent to the access driveway extending from Springside Road (5 foot setback from right-of-way line, 21 square feet in area)
 - g) The trash enclosure in the rear of the site has been eliminated. The Applicant previously received approval to place a trash compactor in a truck loading bay in the front of the warehouse.
 - h) A flag pole is proposed adjacent to the office component/main entrance of the facility.
- 2) In the recent submission of revised application, the Applicant included renderings of the proposed guard house buildings for the Board's consideration. In addition, the site plan for the project was revised to depict the proposed locations of each guard house as well as the utility connections for the northeast location.
- 3) The Applicant has also revised the Amended Site Plan application to include a request to modify the berm located along the northern property line of the site and buffers the warehouse building from the residential properties to the north. An as-built topographic survey of the berm reveals that the berm at its peak is approximately 3-6 feet lower than the grades shown on the approved site plan.



Westampton Township Land Development Board
Re: Rancocas Park 8
Amended Site Plan Review #2

November 29, 2017
Our File: HWAL0203.12
Page 3

- 4) The Applicant previously received Final Site Plan approval (Resolution #4-2016) on March 2, 2016 for the construction of a 682,708 square foot warehouse including 5,000 square feet of office space. Amended approval was previously granted recently to allow the construction of a trash compactor within the loading bay on the west side of the warehouse.
- 5) The subject tract is comprised of a consolidated lot area of +/-42.22 acres and is situated in an OR-3 (Office Research) Zone. The site has approximately 1,870 feet of frontage along the westerly side of Ikea Drive as well as approximately 1,720 feet of frontage along Springside Road / Burlington County Route 635.
- 6) Review Comments
 - a) It is noted on the site plan application that the improvements will be constructed as needed for operational purposes. The Applicant should clarify.
 - b) The Applicant should discuss the extent of the proposed changes to the site plan. The revised application materials also identifies additional modifications conducted to the site plan during the construction process including the installation of additional plantings, installation of wet pond fountain and extension of the frontage and northern berms for the purposes of demonstrating change made to improve site aesthetics.
 - c) In accordance with 250-25 (2), all signs shall be set back a minimum of ten (10) feet from the property line. The proposed freestanding sign shall be relocated or variance relief may be required.
 - d) The Applicant should discuss with the Board the proposed change to the northern berm height. It appears the Applicant proposes to leave the berm as is, with now further modification. Our office would not recommend the berm be increased in height to the meet the originally approved design grades to avoid increasing the side slopes any further. If necessary, supplemental landscaping should be considered where feasible to fill in gaps in buffering not already provided in the rear of the existing residential properties to the north. The Applicant has commented on the survivability of additional plantings on top of the berm, although plantings already exist at the location. We defer to the Board Planner further comment regarding the landscaping.
- 7) Outside Agency Approvals
 - a) Burlington County Planning Board (County Approval should be received for placement of the access gate within the site driveway).
 - b) The Applicant should address the comments, if any, of the Westampton Township Fire Official.



Westampton Township Land Development Board
Re: Rancocas Park 8
Amended Site Plan Review #2

November 29, 2017
Our File: HWAL0203.12
Page 4

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME Associates


James Winckowski, PE, CME
Land Development Board Engineer's Office

JW:DH

cc: Gene Blair, Construction Code Official
Tamika Graham, PP, Board Planner
Lou Cappelli, Esq, Board Solicitor
Russell W. Whitman, Esq, Applicant's Solicitor
Bernard Wojtkowiak, PE, Dolan Contractors, Inc., Applicant's Engineer
Dolan Contractors, Inc., Applicant



RVE HQ:
 232 Kings Highway East
 Haddonfield, NJ 08033
 O: (856) 795-9595
 F: (856) 795-1882

October 31, 2017

Township of Westampton
 Land Development Board
 Dave Barger, Chairman
 710 Rancocas Road
 Westampton, NJ 08060

Attention: Marion Karp, Secretary

**Re: Amended Final Major Site Plan
 Planning Review #2
 Rancocas Park 8
 32 & 40 Springside Road
 Block 203, Lot 1.03
 Our file # 03-37-P-018**

Dear Board Members:

We have reviewed an amended major site plan submission, received October 26, 2017, consisting of the following:

Sheet	Title	Date	Latest Revised Date
CS	Cover Sheet	09-14-17	10-25-17
C2.1	Overall Site Layout Plan	09-14-17	10-25-17
C11	Amended Plan Detail Sheet	09-14-17	10-25-17
SK1	North Wall Patio	10-25-17	
SK2	Proposed NW Guard Booth Elevation	10-25-17	
SK3	Proposed NE Guard Booth Elevation	10-25-17	
----	Final As-Built Survey	4-11-17	
----	Photograph of Gate Arm	10-25-17	

The plan set was prepared by Bernard Wojtkowiak, P.E., Dolan Contractors, 94 Stemmers Lane, Westampton, New Jersey 08060, (609) 871-6200.

The Final As-Built Survey was prepared and signed by James J. Kuhn, P.L.S, Professional Design Services, LLC, 1245 Airport Road, Suite 1, Lakewood, New Jersey 08701.

I. GENERAL INFORMATION

Owner: Springside Redevelopment Urban Renewal, LLC
94 Stemmers Lane
Westampton, NJ 08060

Applicant: Dolan Contractors, Inc.
94 Stemmers Lane
Westampton, NJ 08060
(609) 871-6200

Proposal: In March 2016, the applicant received final major site plan approval to construct a 682,708 square foot warehouse with office space, along with associated site improvements. In April 2017, the applicant sought amended site plan approval to relocate nine (9) parking spaces, install two (2) guard booths, construct drive access onto Ikea Drive, add a patio area, and related site improvements. This submission was reviewed and approved, but subsequently withdrawn by the Applicant before the approving resolution was memorialized.

Currently, the applicant seeks amended site plan approval to construct two guard booths, line striping, signage, sidewalks, fencing, a barrier gate, and a patio for operational purposes.

Zoning: OR-3 Office Research

II. SUBMISSION INFORMATION

The requirements for preliminary and final site plan details are included under Section 196-9 of the Development Regulations. All applicable items have been provided.

III. ZONING REQUIREMENTS

A. **Use:** The applicant's proposed use is in conformance with the permitted use of the OR-3 zone.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Proposed	Status
250-19D	Minimum Lot Area	4 acres	42± acres	C
250-19D	Lot Depth	300 ft.	650 ft.	C
250-19D	Lot Width	250 ft.	1,161 ft.	C
250-19D	Floor to Area Ratio	20%	37.1%	C
250-19D	Building Height	45 ft.	45 ft.	C
	Principal Bldg. Setback			C
250-19D	Front Yard	75 ft.	119 ft.	C
250-19D	Rear Yard	75 ft.	189 ft.	C
250-19D	Side Yard	40 ft.	239 ft.	C
250-20E	Off-Street Parking	189 spaces	330 spaces	C

C - Conformance.

IV. **PERFORMANCE STANDARDS**

A. **Parking, Loading and Circulation**

1. The applicant has clarified that a total of nine (9) parking spaces will be eliminated as a result of the new concrete employee patio area. The existing total car parking spaces listed under Site Data, note 3.F, on Sheet CS should be corrected as 330 car parking spaces.
2. Applicant proposes a new outdoor eating area on the north side of the building. A means of protection, such as bollards, should be provided to protect people on the patio from motor vehicles.
3. The applicant has clarified that parking areas and/or concrete/asphalt walkways to access the proposed guard houses will be limited and only as shown.
4. The revised plans includes the proposed lane widths of 12.5' along the south side of the building.

5. The applicant should consider relocating front guard house to service passenger and tractor trailers, whereas the existing location combines passenger vehicles with truck traffic.

B. Planting Design

1. The applicant has confirmed that no trees will be removed as part of this application.
2. Details for the five-foot wide landscape buffer for the employee patio area was provided with the revised plan. The applicant changed both the five-foot-wide landscape area and five-foot-wide sidewalk to four-feet wide for each. Clarification should be provided for the changes.
3. We recommended additional species be added to the patio landscape buffer to reduce the potential spread of pests and diseases. The revised plans indicate that evergreen shrubs have been added.
4. The applicant has indicated in the revised plan that plantings are proposed for the northwest guard booth which will be visible from Springside Road.
5. Appropriate evergreen tree planting details were provided on the revised plan and shade tree details were removed.
6. Planting notes were provided.
7. The proposed landscaping outside of the fence is adequate; however, there is only 1.5 ft. of landscaped area inside the fence and the proposed plantings will grow too wide. In addition, the shrub height at time of planting should be increased to 24"-36".
8. There are 44 IH and 32 TO plantings shown. The planting schedule should be revised to match the actual count.
9. The applicant seeks approval for the as-built berm and landscaping. We are not opposed to the berm's configuration and find the elevation to be adequate to screen the adjacent residential uses. However, we question whether the berm is adequately landscaped to meet the requirements of Sections 196-8.B(3)(c) and 250-22.B(5). Additional landscaping may be required or relief requested.

C. **Lighting**

1. Associated light fixtures with the guard booth were provided. The applicant proposes wall mounted lights that may produce glare and light trespass. Plans should be revised to include fully-shielded wall packs. The revised plans have corrected the title of the guard booths/house on the detail sheet.
2. The lighting schedule indicates three (3) proposed wall packs, whereas the plan illustrates seven (7) wall packs. The lighting schedule should be revised to match.
3. An isogrid indicating light intensity of proposed lighting upgrades has been provided. Per Section 250-22.G, all area lighting shall provide for non-glare, color-corrected lights focused downward or translucent fixtures with shields around the light source. The light intensity provided at ground level shall average a maximum of 0.5 footcandle over the entire area. No lighting shall shine directly or reflect into windows or onto streets and driveways in such a manner as to interfere with driver vision. The proposed lighting levels should be addressed to comply or a variance is required.

D. **Signage**

1. The amended plan proposes signs at several locations throughout the site. Details of the proposed signage was provided, including for traffic control signs. One monument sign that is 21 square feet is proposed to match the existing monument signs. Per Section 250-25.J.4, an industrial freestanding sign shall not be greater than 50 square feet in size. The proposed sign size complies.
2. Previously, the applicant proposed one freestanding sign that was perpendicular to Springside Road and setback ten feet from the right-of-way. The revised plan illustrates one proposed freestanding sign that is parallel to Springside Road and setback five feet from the right-of-way. Per Section 250-25.G.2, all signs shall be set back a minimum of 10 feet from all property lines. Plans should be revised or a variance is required.
3. Per Section 250-25.J.4, each industrial building shall be permitted one freestanding sign indicating either the name and the logo of the building, the address of the building, or both. Applicant should clarify the total

number of freestanding signs that are proposed. Applicant should indicate the total number of freestanding signs that were previously approved and/or granted relief for to exceed the total number of freestanding signs.

4. Landscaping for the sign should be provided per the approved plan.

E. **Fences and Walls**

1. The applicant proposes fencing at points along the perimeter of the property. The detail were provided for the four foot high galvanized chain link fence and six foot high black coated fence and the proposed gates. The applicant should consider changing the galvanized fence to black coated as well.
2. The corral fence in detail #1 on sheet C2.1 was removed.
3. The split rail fence detail with green wire fabric was removed.
4. During the October 2017 hearing, the applicant agreed to increase the height of the wood-on-wood fence that encloses the employee patio area from the proposed height of five feet to eight feet high. Plans should be revised.

F. **Miscellaneous**

1. Per Section 250-22X.1.A-C, the minimum setback for a flagpole is 35 feet in nonresidential zones and the maximum permitted height of a flagpole is 35 feet. The applicant proposes a 27-foot-high flagpole. The plan complies. Testimony should be provided in regard to the flag to be flown. Proposed plantings at the base should be provided in the planting schedule.
2. The applicant proposes a patio area for employees, which previously proposed bicycle/motorcycle parking. Revised plans indicate that no motorcycle parking will be provided. The location and details of three wave-style bicycle racks have been provided. The applicant has clarified detail #11 on C-11.

3. The details for the two proposed guard booths were revised to include building height and materials, colors, pad details, lighting, and associated plantings. Additionally, elevation details were provided for the new guard booths.
4. Testimony should be provided in regard to any other proposed site improvements or changes to the existing building. Gate arm at car parking entrance is shown and a photograph provided for review.
5. Detail 8A/C11 indicates that the northeast guard booth is 10 feet high whereas detail 7B/C11 and 8B/C11 indicates a 9 feet high. Clarification should be provided.

G. **Site Safety**

The applicant and owner are reminded that site safety is their responsibility. The plan notes that "The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)".

V. **SUMMARY OF VARIANCES AND WAIVERS**

Variances:	Section 250-22.G -	Light intensity levels
	Section 250-25.G.2 -	Sign setback
	Section 250-25.J.4 -	Number of freestanding signs

Waivers: None requested.

VI. **APPROVAL PROCESS**

If the Land Use Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the site plan pursuant to the Land Use Board action.

2. The applicant must contact the Land Use Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

VII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Land Use Department and this office prior to the final signature of plans:

1. Burlington County Planning Board.
2. New Jersey Public Service Electric and Gas.
3. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS



John J. Cantwell, P.E., P.P., C.M.E.

for

Joseph M. Petrongolo, L.L.A., R.L.A., P.P.

JMP/TG/mcb

cc: Dolan Contractors.; Russell Whitman, Esq.; Bill Stevens, P.E.; Louis Cappelli, Jr., Esq.;
Jim Winckowski, P.E., Board Engineer



**REMINGTON
& VERNICK
ENGINEERS**

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F: (856) 795-1882

November 30, 2017

Township of Westampton
Land Development Board
Dave Barger, Chairman
710 Rancocas Road
Westampton, NJ 08060

Attention: Marion Karp, Secretary

**Re: Amended Final Major Site Plan
Planning Review #1
Rancocas Park 8
32 Springside Road - As-Built Amendments
Block 203, Lot 1.03
Our file # 03-37-P-**

Dear Board Members:

We have reviewed an amended major site plan submission, received November 11, 2017, consisting of the following:

Sheet	Title	Date	Latest Revised Date
CS	Cover Sheet	11-15-17	
C2.1	Overall Site Layout Plan	11-15-17	
C6.1	Existing Landscape Plan	11-15-17	
SK1	Alternate Color Elevation	12-19-16	
----	Photo Index Sheet (17 photos attached)	09-14-17	

The As-Built Amendments plan set and Photo Index Sheet with attachments were prepared by Bernard Wojtkowiak, P.E., Dolan Contractors, 94 Stemmers Lane, Westampton, New Jersey 08060, (609) 871-6200. The plan should be signed.

The Final As-Built Survey was prepared and signed by James J. Kuhn, P.L.S, Professional Design Services, LLC, 1245 Airport Road, Suite 1, Lakewood, New Jersey 08701. The plan should be signed.

The Alternate Color Elevation should be signed.

I. GENERAL INFORMATION

Owner: Springside Redevelopment Urban Renewal, LLC
94 Stemmers Lane
Westampton, NJ 08060

Applicant: Dolan Contractors, Inc.
94 Stemmers Lane
Westampton, NJ 08060
(609) 871-6200

Proposal: Currently, the applicant seeks amended site plan approval for an as-built plan to construct retaining walls, corral fencing, a pond fountain, eliminate trash enclosures, modify the northern berm, and enhance the building façade and other site improvements.

Zoning: OR-3 Office Research

II. SUBMISSION INFORMATION

The requirements for preliminary and final site plan details are included under Section 196-9 of the Development Regulations. All applicable items have been provided.

III. ZONING REQUIREMENTS

A. **Use:** The applicant's proposed use is in conformance with the permitted use of the OR-3 zone.

B. **Area and Bulk Requirements:** The applicant is not expanding the footprint of the building; therefore, all requirements are pre-existing and will not be changed by this application.

Code Reference	Item	Required	Proposed	Status
250-19D	Minimum Lot Area	4 acres	42± acres	C
250-19D	Lot Depth	300 ft.	650 ft.	C

Code Reference	Item	Required	Proposed	Status
250-19D	Lot Width	250 ft.	1,161 ft.	C
250-19D	Floor to Area Ratio	20%	37.1%	C
250-19D	Building Height	45 ft.	45 ft.	C
	Principal Bldg. Setback			C
250-19D	Front Yard	75 ft.	119 ft.	C
250-19D	Rear Yard	75 ft.	189 ft.	C
250-19D	Side Yard	40 ft.	239 ft.	C
250-20E	Off-Street Parking	189 spaces	330 spaces	C

C - Conformance.

IV. PERFORMANCE STANDARDS

A. Parking, Loading and Circulation

1. The applicant proposes a modified curb and stub driveway to allow a future driveway onto Ikea Drive. Site plan amendment and appropriate details will be needed prior to connecting access to Ikea Drive.
2. The applicant should clarify if any other changes are proposed to the parking areas, traffic circulation, or pedestrian walkways.

B. Planting Design

1. The applicant should clarify if any existing trees or landscaping will be removed as part of this application.
2. A planting schedule and planting notes should be provided on the landscape plan.
3. The landscaping as indicated on the as-built drawing is consistent with the landscaping illustrated on the approved site plan. However, we do note that the berm height is lower than the approved site plan and may not meet the full intent of the Board's approval, especially at the northwest corner of the site. If the berm is not regraded we recommend additional evergreen trees to be provided to appropriately buffer the residential area.

C. Lighting

1. The applicant proposes to install deflector shields to wall-mounted and pole-mounting light fixtures to address glare and light trespass. Clarification should be provided in regard to the total number of light fixtures that will be shielded.
2. A detail of the light shield should be provided.
3. The lighting schedule should be included on the plans.
4. Per Section 250-22.G, all area lighting shall provide for non-glare, color-corrected lights focused downward or translucent fixtures with shields around the light source. The light intensity provided at ground level shall average a maximum of 0.5 footcandle over the entire area. No lighting shall shine directly or reflect into windows or onto streets and driveways in such a manner as to interfere with driver vision. The proposed changes and overall illumination levels should be provided.

D. Signage

Per Section 250-25.J.4, each industrial building shall be permitted one freestanding sign indicating either the name and the logo of the building, the address of the building, or both. The applicant should clarify if any changes in the number or location of freestanding signs is anticipated.

E. Fences and Walls

1. The applicant has indicated that a new corral fence will be installed. The details of this fence should be provided.
2. The applicant proposes to install a modular block retaining wall at two locations instead of a screen wall. Justification for this change should be clarified. The height of the wall should be illustrated on the revised plan.
3. The applicant proposes to install a fence along the northern property line adjacent to the residential area. Details of the fence shall be provided including height, materials, and color. Testimony shall be provided if the replacement fence will match the existing fencing.

F. **Miscellaneous**

1. The existing site has one fountain within the wet pond. The applicant shall clarify if the existing fountain is being relocated or if a second fountain is being installed. This should be clarified on the plans.
2. The color elevations submitted show a canopy on the north and west elevations. Details should be provided.
3. The applicant proposes to remove an existing trash enclosure to be replaced by trash compactors as part of a separate application.
4. The applicant has indicated a tri-color paint scheme on the building and stone veneer at the entrance. Our office takes no exception to these enhancements.
5. Testimony should be provided in regard to any other proposed site improvements or changes to the existing building.

G. **Site Safety**

The applicant and owner are reminded that site safety is their responsibility. The plan notes that "The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)".

V. **SUMMARY OF VARIANCES AND WAIVERS**

Variances: None requested.

Waivers: None requested.

VI. APPROVAL PROCESS

If the Land Use Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the site plan pursuant to the Land Use Board action.
2. The applicant must contact the Land Use Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

VII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Land Use Department and this office prior to the final signature of plans:

1. Burlington County Planning Board.
2. New Jersey Public Service Electric and Gas.
3. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS


Joseph M. Petrongolo, L.L.A., R.L.A., P.P.

JMP/TG/mcb

cc: Dolan Contractors.; Springside Redevelopment Urban Renewal, LLC; Russell Whitman, Esq.; Bernard Wojtkowiak, P.E.; James Kuhn, P.L.S.; Louis Cappelli, Jr., Esq.; Jim Winckowski, P.E., Board Engineer